



Ames Road, Swanscombe, DA10 0HU  
Asking price £350,000 Freehold



The Homes Group are delighted to present to the market this three bedroom end of terrace house offered to the market with no chain. Located within walking distance of the local High Street, public transport and a variety of education facilities, we believe this would make the perfect family home. The accommodation has been expanded over the years with the home now benefitting from a 20' kitchen, conservatory and an array of outbuildings in the rear garden. There is also a garage to the rear.

### Entrance Porch

### Entrance Hall

### Living Room

12'11 x 10'1 (3.94m x 3.07m)

### Dining Room

11'8 x 10'11 (3.56m x 3.33m)

### Kitchen

20'6 x 6'5 widening to 6'10 (6.25m x 1.96m widening to 2.08m)

### Conservatory

9'5 x 7'9 (2.87m x 2.36m)

### Landing

### Bedroom One

11'4 x 10'11 (3.45m x 3.33m)

### Bedroom Two

12'1 x 10'2 (3.68m x 3.10m)

### Bedroom Three

7'8 x 7'6 (2.34m x 2.29m)

### Bathroom

7'9 x 4'11 (2.36m x 1.50m)

### Garden

### Garage

**Tenure: Freehold**

**Council Tax: Band B**



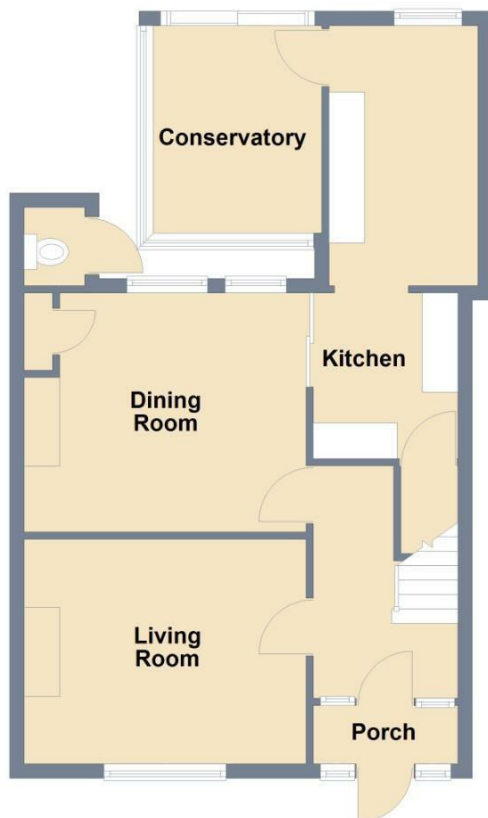






### Ground Floor

Approx. 56.2 sq. metres (605.0 sq. feet)

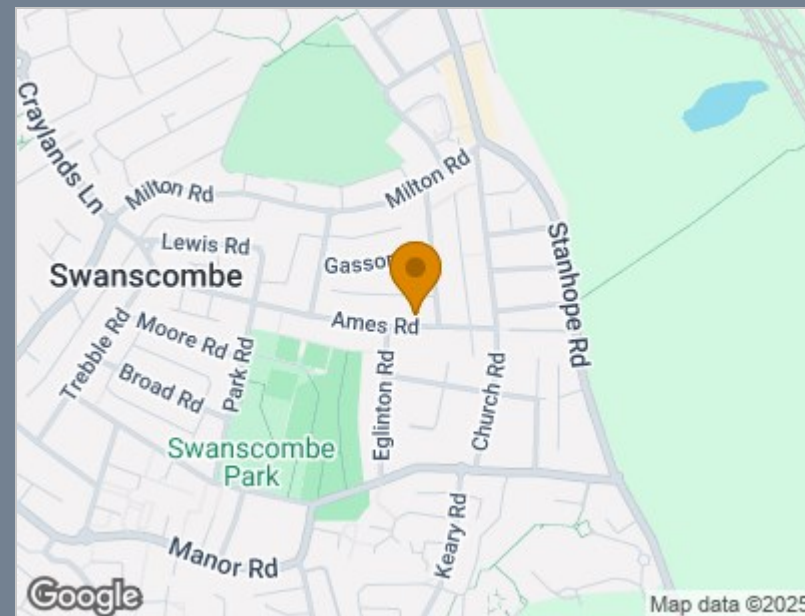


### First Floor

Approx. 40.2 sq. metres (432.8 sq. feet)



Total area: approx. 96.4 sq. metres (1037.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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